

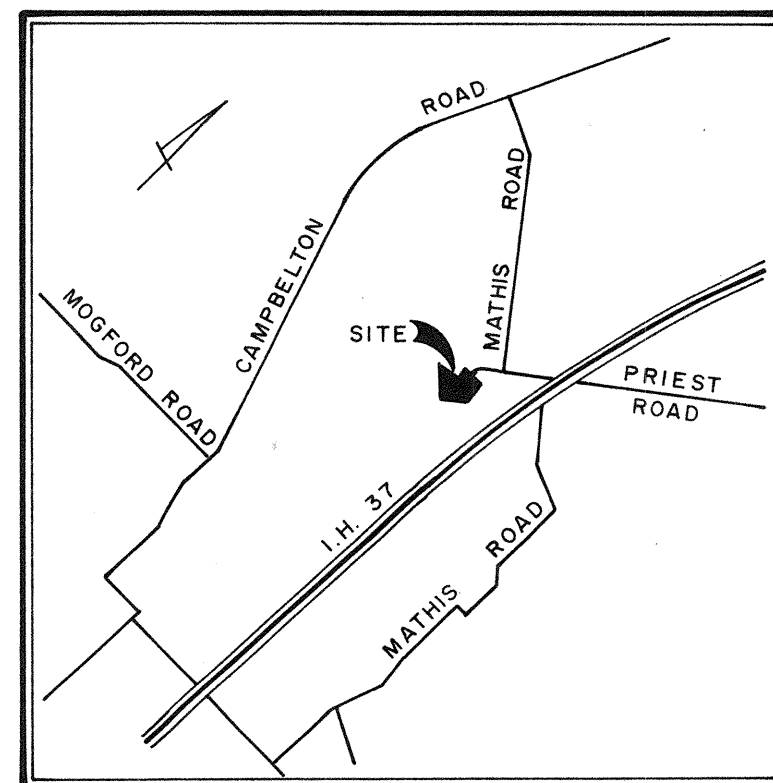
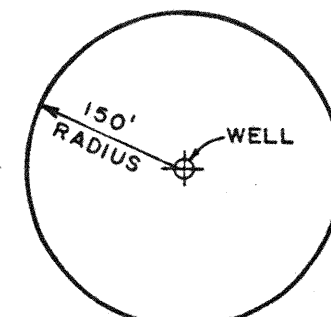
SCALE: 1" = 100'

X=180,650
Y=488,740

MATHIS ESTATES SUBDIVISION UNIT TWO
(VOL. 9500, PG. 61)

① CURVE DATA
R = 280.00'
Δ = 11°52'06"
T = 29.10'
L = 58.00'

NOTE:
MINIMUM 50' SETBACK FROM WELL
TO SEPTIC TANK AND 150' SETBACK
FROM WELL TO ABSORPTION FIELD.



LOCATION MAP

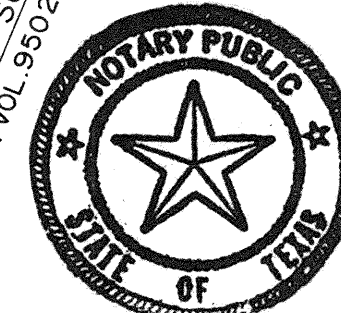
I hereby certify to the best of my knowledge that at the time of planning commission approval, a potable ground water supply which meets the current standards as established by the Texas Department of Health for drinking water underlies each lot and such water is of sufficient quantity to supply the domestic needs of the improvements to be constructed on the individual lots within the subdivision. Each individual property owner is responsible for the construction of an individual water well that is in compliance with the rules and regulation of the Texas Department of Health.

Thomas Flores
Registered Professional Engineer

Sworn and subscribed before me this the 22 day of AUG.

A.D. 1990.

Burnell R. Dietrich
BURNELL R. DIETRICH Notary Public
Bexar County, Texas
COMMISSION EXPIRES 9/15/92



NOTE:
6.0' UTILITY AND ELECTRIC EASEMENT AROUND ALL FRONT,
SIDE AND BACK LOT LINES.

The City of San Antonio as a part of its electric and gas system (City Public Service Board) is hereby dedicated the easements and right-of-way for electric and gas distribution and service facilities in the areas designated on this plat as "Electric Easement", "Gas Easement", "Anchor Easement", "Service Easement", "Overhang Easement", "Utility Easement", and "Transformer Easement" for the purpose of installing, constructing, reconstructing, maintaining, removing, inspecting, patrolling, and erecting poles, hanging or burying wires, cables, conduits, pipelines or transformers, each with its necessary appurtenances; together with the right of ingress and egress over grantor's adjacent land, the right to relocate said facilities within said easement and right-of-way areas, and the right to remove from said lands all trees or parts thereof, or other obstructions which endanger or may interfere with the efficiency of said lines or appurtenances thereto. It is agreed and understood that no buildings, concrete slabs, or walls will be placed within said easement areas.

Any CPS monetary loss resulting from modifications required of CPS equipment, located within said easement, due to grade changes or ground elevation alterations shall be charged to the person or persons responsible for said grade changes or ground elevation alteration.

CRESTWOOD ACRES (VOL. 5580, PG. 254)

LOT 19
(10.0118 AC.)

BLOCK 1

UNPLATTED

SUBDIVISION PLAT OF

MATHIS ESTATES SUBDIVISION UNIT FOUR

BEING 10.0118 ACRES OUT OF A 83.994 ACRE TRACT
OUT OF A 100 ACRE TRACT AS RECORDED IN VOLUME
2231, PAGES 131 AND 132 OF THE DEED AND PLAT
RECORDS OF BEXAR COUNTY, TEXAS AND BEING
OUT OF THE WILLIAM BODE SURVEY NO. 20 1/2,
ABSTRACT 921, COUNTY BLOCK 4130, BEXAR
COUNTY, TEXAS.

CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND
PRESIDENT OFFICER OF THE COMMISSIONERS COURT OF BEXAR
COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS
DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY
TEXAS AND THAT AFTER EXAMINATION IT APPEARS THAT SAID
PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REG-
ULATIONS GOVERNING SAME, AND THAT THIS PLAT HAS BEEN
APPROVED BY THE SAID COMMISSIONERS COURT.

ON THIS THE _____ DAY OF _____, 19____

ATTESTED

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF MATHIS ESTATES SUBDIVISION UNIT FOUR HAS BEEN
SUBMITTED TO THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY
THE DIRECTOR OF PLANNING IN ACCORDANCE WITH V.T.C.A., LOCAL
GOVERNMENT CODE SECTION 212.0065.

DATED THIS _____ DAY OF _____, A.D., 19____

BY: _____
DIRECTOR OF PLANNING

FLORES & COMPANY CONSULTING ENGINEERS
3740 COLONY DRIVE, SUITE 254
SAN ANTONIO, TEXAS 78230
512/699-9747

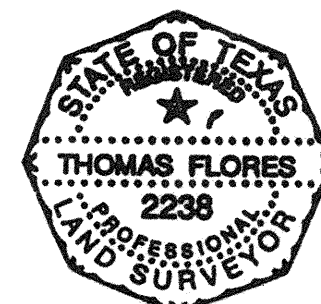
STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM
AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

Thomas Flores
REGISTERED PUBLIC SURVEYOR

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 11 TH DAY OF JULY
A.D. 1990

Burnell R. Dietrich
BURNELL R. DIETRICH Notary Public
Bexar County, Texas
COMMISSION EXPIRES 9/15/92



STATE OF TEXAS
COUNTY OF BEXAR

1. COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY
THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE _____ DAY OF _____
A.D. _____ AT _____ M. AND DULY RECORDED THE _____ DAY OF _____
A.D. _____ AT _____ M. IN THE RECORDS OF _____
OF SAID COUNTY, IN BOOK VOLUME _____ ON PAGE _____
IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS _____
DAY OF _____ A.D. _____
COUNTY CLERK, BEXAR COUNTY, TEXAS
BY _____, DEPUTY

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS
PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT, AND TO THE BEST OF
MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION
ORDINANCE, EXCEPT FOR THOSE VARIANCES THAT MAY HAVE BEEN GRANTED BY THE
PLANNING COMMISSION OF THE CITY.

Thomas Flores
REGISTERED PROFESSIONAL ENGINEER

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 11 TH DAY OF JULY
A.D. 1990

Burnell R. Dietrich
BURNELL R. DIETRICH Notary Public
Bexar County, Texas
COMMISSION EXPIRES 9/15/92

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF THE LAND SHOWN ON THIS PLAT IN PERSON OR THROUGH A DULY AUTHO-
RIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREET, ALLEYS,
PARKS, WATERCOURSES, DRIANS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR
THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

Guadalupe S. Mojica
OWNER

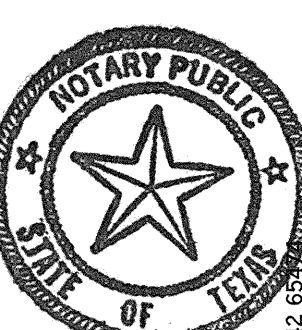
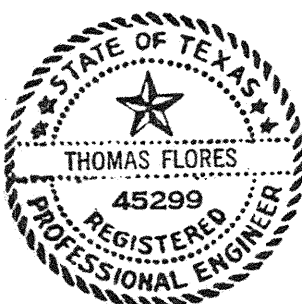
DULY AUTHORIZED AGENT

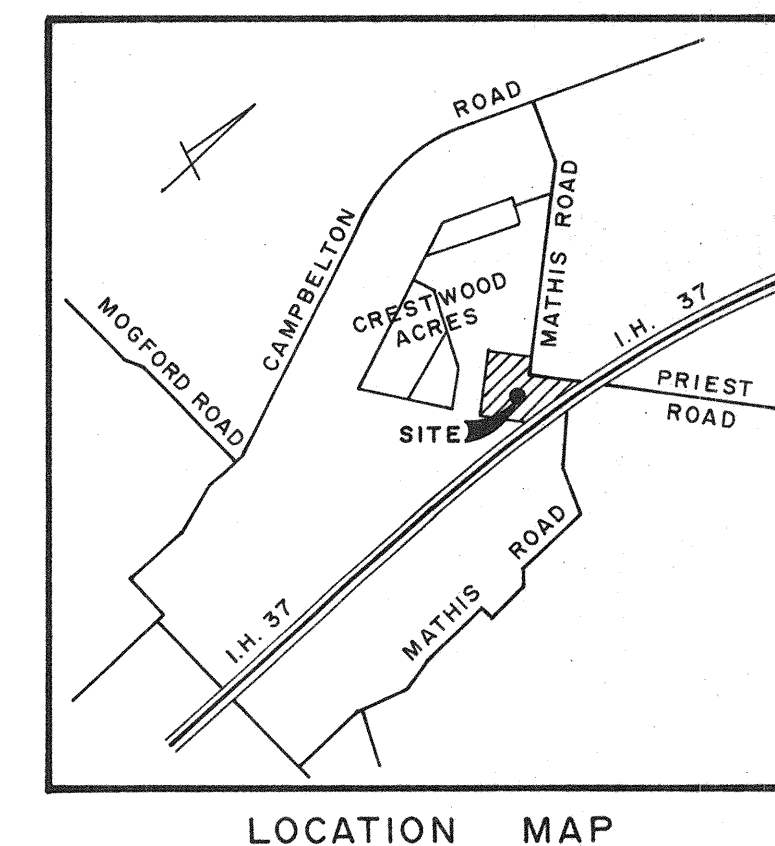
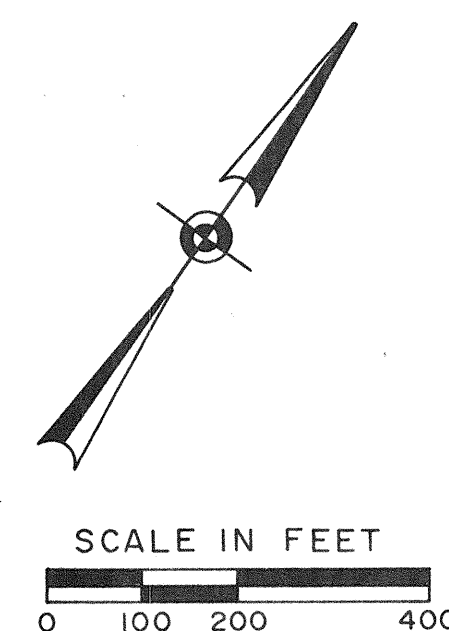
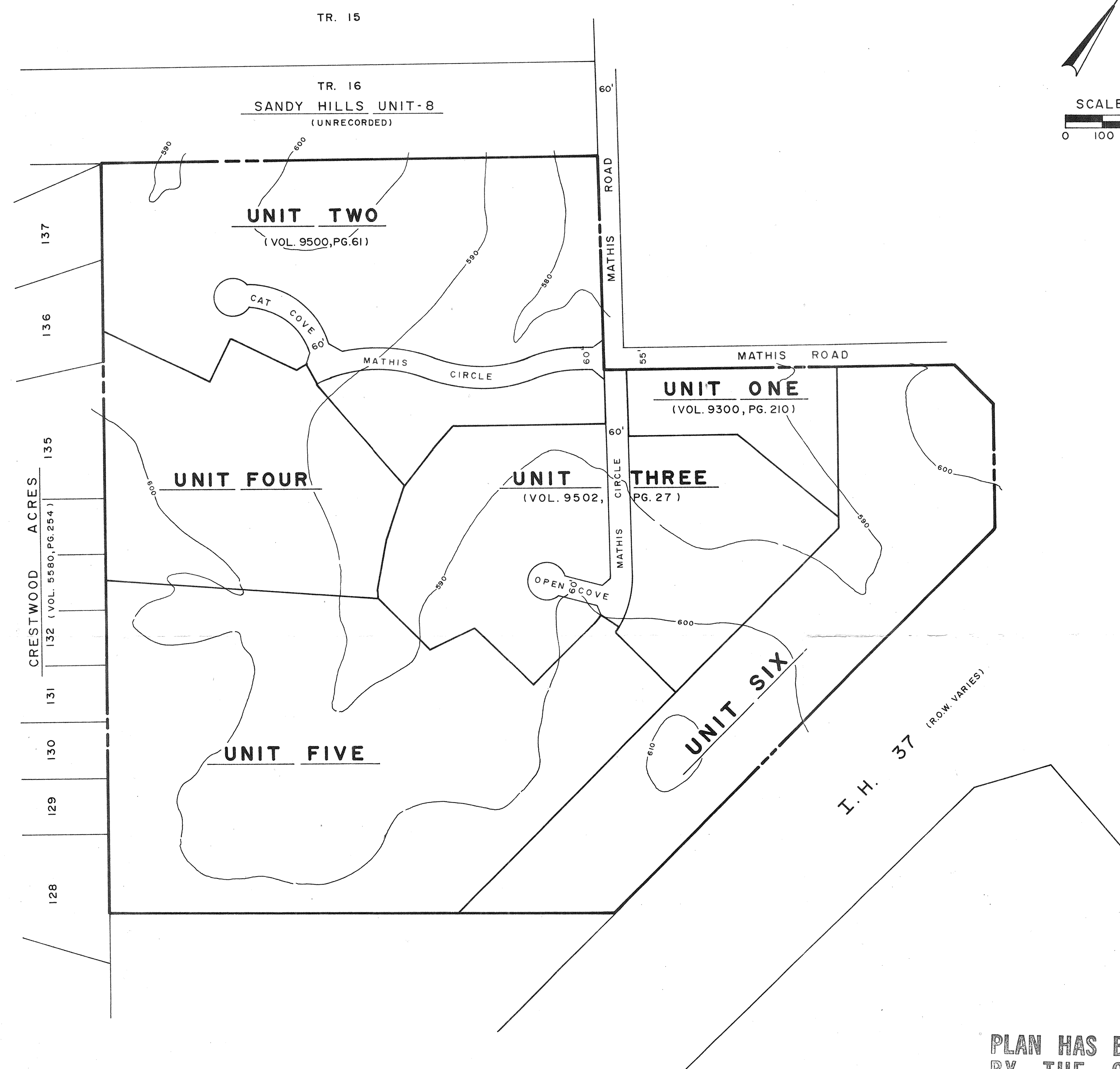
STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED
GUADALUPE S. MOJICA, KNOWN TO ME TO BE THE PERSON
WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO
ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN
EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 11 TH DAY OF JULY
A.D. 1990

Burnell R. Dietrich
BURNELL R. DIETRICH Notary Public
Bexar County, Texas
COMMISSION EXPIRES 9/15/92





OWNER: CROWNLAND CORP.
P.O. BOX 34028
SAN ANTONIO, TX. 78265
(512) 657-6009

83.9940 Ac. (TOTAL ACRES)

UNIT ONE	4 RESIDENTIAL LOTS	2.9742 AC.
UNIT TWO	21 RESIDENTIAL LOTS	21.9589 AC.
UNIT THREE	14 RESIDENTIAL LOTS	14.2284 AC.
UNIT FOUR	1 RESIDENTIAL LOT	10.0118 AC.
UNIT FIVE	1 RESIDENTIAL LOT	23.01 AC.
UNIT SIX	COMMERCIAL LOTS	12.01 AC.

PLAN HAS BEEN ACCEPTED
BY THE CITY OF SAN
ANTONIO DEVELOPMENT
REVIEW COMMITTEE
Date: 10-2-90
File # 307
Signed: MCW

POADP NO. 307

PLAT NO. 900190

Revisions:	MATHIS ESTATES SUBDIVISION PRELIMINARY OVERALL DEVELOPMENT PLAN		
	FLORES & COMPANY Consulting Engineers 3740 Colony Drive, Suite 254 San Antonio, Texas 78230 512/699-9747		Date: AUG., 1990
			Project No. 0425.00
			Sheet

FILE NO. #307 MATHIS ESTATES P.O.A.D.P.
P.O.A.D.P. NAME _____

699-9747
PHONE NO.

COMENTS: _____



CITY OF SAN ANTONIO

P.O. BOX 839966

SAN ANTONIO, TEXAS 78283-3966

October 2, 1990

Mr. Thomas Flores, P.E.
Flores Engineering Co.
3740 Colony Dr.
San Antonio, Texas 78230

Re: Mathis Estates POADP
Plan # 307

Dear Mr. Flores:

The Development Review Committee has accepted your plan for Mathis Estates. However, the duplication of street names could create problems for future home owners and we suggest that the streets be designated as West Mathis Circle and South Mathis Circle to minimize confusion.

Please note that this action by the committee does not establish any commitment for the provision of utilities, services or zoning of any type now or in the future by the City of San Antonio. Additionally, this action does not confer any vested rights to plat under the existing Unified Development Code. Any platting will have to comply with the Unified Development Code in force at the time of platting.

If you have any questions, please contact Roy Ramos at 299-7920.

Sincerely

Michael C. O'Neal, AICP
Planning Administrator
Department of Planning

RR/MCO



CITY OF SAN ANTONIO

P.O. BOX 839966

SAN ANTONIO, TEXAS 78283-3966

September 10, 1990

Mr. Thomas Flores, P.E.
Flores Engineering Co.
3740 Colony Dr.
San Antonio, Texas 78230

Re: Mathis Estates POADP
plan # 307

Dear Mr. Flores:

The Development Review Committee reviewed your proposed plan for Mathis Estates and determined not to accept it at this time. Numerous questions have surfaced with the review of this plan, primarily with the street system and utilities. If Mathis Circle is not to be extended as originally proposed, the duplication of street names must be address.

The plan will be held in abeyance pending a resolution to the status of the streets in the plan. According to Bexar County, the streets have not been accepted for maintenance and there is no evidence of an acceptance letter for the streets. Also, Windy's Water Works, has raised their concerns in a letter addressed to you with copies to us, dated August 27, 1990, in reference to the developer's reluctance to commit to the original agreement to loop the water main across to the pump station in Crestwood Acres. Because of this, the proposed development may not be allowed to tie into the system, for fear of future connections onto the 4 inch line will create a water pressure problem in the area.

The plan has been assigned #307 for future reference. If you have any questions, please contact Roy Ramos at 299-7920.

Sincerely

Michael C. O'Neal, AICP
Planning Administrator
Department of Planning

RR/MCO

FLORES & COMPANY CONSULTING ENGINEERS

3740 COLONY DRIVE, SUITE 254

SAN ANTONIO, TEXAS 78230

512/699-9747

CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR
1990 AUG 16 AM 10:02

August 15, 1990

Director of Planning
Attn: Ms. Rebecca O. Cedillo
City of San Antonio
P. O. Box 839966
San Antonio, Texas 78283-3966

Re: Mathis Estates
POADP

Dear Ms. Cedillo:

The Crownland Corporation, P. O. Box 34028, San Antonio, Texas, 78265, has retained our company to prepare the POADP and process subsequent unit developments. Prior to inclusion of this land within the ETJ of the City of San Antonio, three units were platted in Bexar County.

In compliance with the unified development code, we are transmitting six (6) copies of the Preliminary Overall Area Development Plan.

If you have any questions, please do not hesitate to call our office.

Sincerely,


THOMAS FLORES

DEPT. OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION

1990 AUG 16 P 3:26

RECEIVED

Glen Cockrell called on Monday, 8/27/90 and said that the streets in the Mathis Estates Subdivision were never accepted as Public Rows for maintenance by Bexar County. There is no acceptance letter. He will notify Tom Flores when he files his plat for review. I told him that ~~Fred~~ Fred Sinclair and Armando Aranda worked on the Mathis Estates plots that created the streets and suggested he give them a call.

Ray 8/27/90